



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 1, 2025 REPORT NO. HO-25-028

HEARING DATE: July 9, 2025

SUBJECT: 4004 Ohio Street, Tentative Map Waiver, Process Three Decision

PROJECT NUMBER: [PRJ-1123061](#)

OWNER/APPLICANT: 4004 Ohio Street, LLC, Owner / Hossein Zomorodi, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver to create four residential condominium units under construction at [4004 Ohio Street](#) within the [North Park Community Plan](#) area?

Proposed Actions: Approve Tentative Map Waiver No. PMT-3317702.

Fiscal Considerations: Costs associated with the processing of the application are recovered through a flat fee deposit account funded by the applicant.

Housing Impact Statement: The project consists of the creation of four condominium dwelling units currently under construction. The Housing Commission has determined that the project does not trigger additional housing fees.

Community Planning Group Recommendation: On January 21, 2025, the North Park Community Planning Group voted 13-0-0 to recommend approval of the proposed project without conditions.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Minor Land Divisions Projects. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 18, 2025, and the opportunity to appeal that determination ended on April 2, 2025.

BACKGROUND

The 0.07-acre project site is currently being developed with four dwelling units under ministerial project number PRJ-1078955, approved on November 7, 2024. It is located at 4004 Ohio Street (Attachments 1-2) in the RM-3-7 (Residential- Multiple Unit) zone, the Airport Land Use Compatibility

Overlay Zone (San Diego International Airport, or SDIA), the Transit Area Overlay Zone, a Parking Standards Transit Priority Area, a Transit Priority Area, the Airport Influence Area for SDIA, and the FAA Part 77 Noticing Area for SDIA within the North Park Community Plan.

DISCUSSION

The Project is a Tentative Map Waiver to create four condominium ownerships within a single structure currently under construction. No physical development is proposed with the mapping action.

Pursuant to San Diego Municipal Code (SDMC) Section [125.0120](#), a Process Three Tentative Map Waiver, with a decision by the Hearing Officer, can be requested for the creation of condominiums on a single parcel that was previously mapped and monumented. The Hearing Officer's decision is appealable to the Planning Commission.

The North Park Community Plan (Community Plan) designates the site for Residential Medium High development (30-44 dwelling units per acre), which allows up to six dwelling units per acre on the site. The units currently under construction are consistent with this designation. Further, the Map Waiver subdivides the property for condominium ownership, which is consistent with Community Plan Residential Land Use Policy P-LU-14, "Support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes."

Community Plan Land Use Element Goal Four also calls for the creation of "a diverse mix of residential opportunities including affordable rental and market-rate housing, senior and multi-generational housing, and small lot townhome development". The project would provide ownership housing opportunities in support of this goal. Project public improvements include replacing the adjacent alley.

Conclusion: Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Approve Tentative Map Waiver No. PMT-3317702, with modifications.
2. Deny Tentative Map Waiver No. PMT-3317702, if the findings required to approve the project cannot be affirmed.

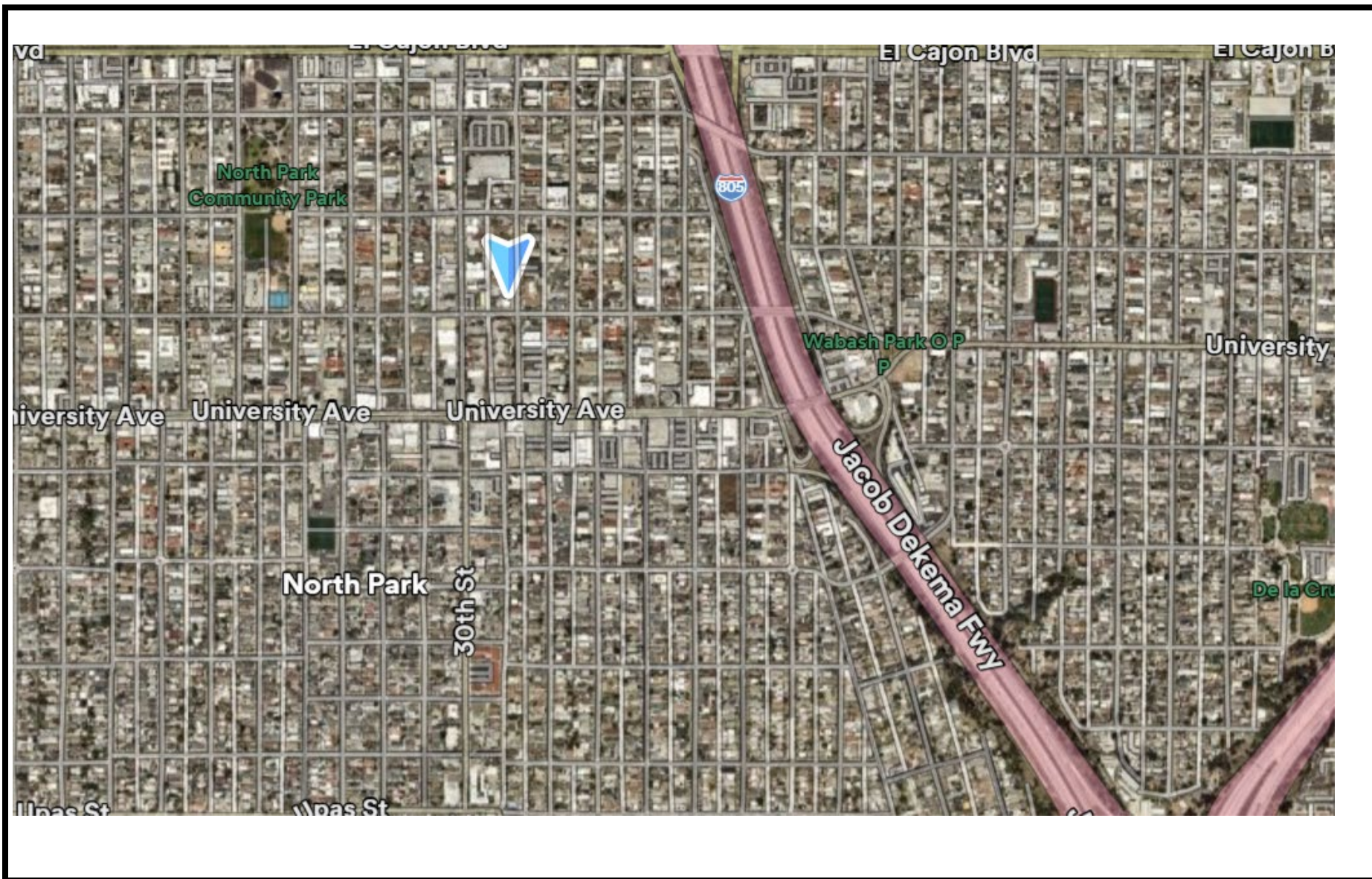
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "John Norris", is placed on a light blue rectangular background.

John Norris
Development Project Manager
Development Services Department

Attachments:

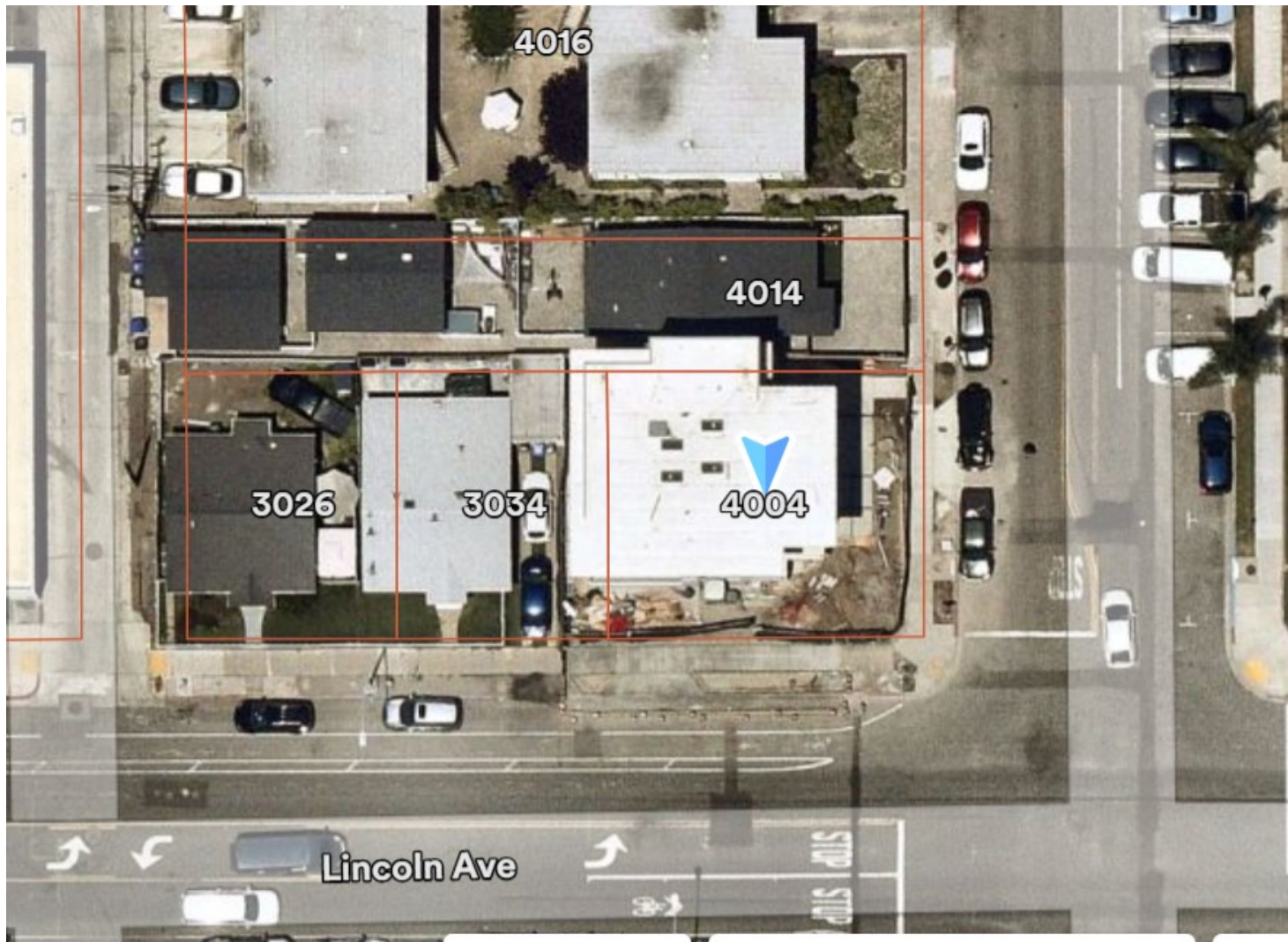
1. Location Map
2. Aerial Map
3. Draft Map Resolution
4. Draft Map Conditions
5. Environmental Determination
6. Ownership Disclosure Statement
7. Community Planning Group Recommendation
8. Tentative Map Waiver



Location Map

PRJ-1123061 4004 Ohio Street
Development Services Department

**FIGURE
No. [1]**



Aerial Map

PRJ-1123061 4004 Ohio Street
Development Services Department

**FIGURE
No. [2]**

RESOLUTION NO. **HO-25-028**
DATE OF FINAL PASSAGE July 9, 2025

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. PMT-3317702
4004 Ohio Street – PRJ-1123061

WHEREAS, 4004 OHIO STREET LLC, a California Limited Liability Company, Owner, and Hossein Zomorodi, Engineer, submitted an application with the City of San Diego for Map Waiver No. PMT-3317702, to waive the requirement for a Tentative Map for the creation of four residential condominium units currently under construction. The 0.07-acre project site is located at 4004 Ohio Street in the RM-3-7 (Residential- Multiple Unit) zone, the Airport Land Use Compatibility Overlay Zone (San Diego International Airport, or SDIA), the Transit Area Overlay Zone, a Parking Standards Transit Priority Area, a Transit Priority Area, the Airport Influence Area for SDIA, and the FAA Part 77 Noticing Area for SDIA within the North Park Community Plan. The property is legally described as the East 60 feet of Lots 25 and 26 in Block 164 of University Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by G. A. d'Hemecourt, filed in Book 8 Page 35 Et Seq, recorded December 27, 2021, as file No. 2021-0865429; and

WHEREAS, the Map proposes the subdivision of a 0.07-acre site into one (1) lot for four (4) residential condominium units; and

WHEREAS, on March 18, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15315, Minor Land Division Projects, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and SDMC sections 144.0220(a) and 144.0220(b); and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; and

WHEREAS, on July 9, 2025, the Hearing Officer of the City of San Diego considered Map Waiver No. PMT-3317702, and pursuant to SDMC section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. PMT-3317702:

Findings for a Tentative Map Waiver – SDMC Sections 125.0123 and 125.0440

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The North Park Community Plan (Community Plan) designates the 0.07-acre site for Residential Medium High development (30-44 dwelling units per acre), which allows up to six dwelling units per acre on the site. The Map Waiver does not propose physical development; however, the units currently under construction (PRJ-1078955) are consistent with this designation. Further, the Map Waiver subdivides the property for condominium ownership, which is consistent with Community Plan Residential Land Use Policy P-LU-14, "Support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes."

Community Plan Land Use Element Goal Four also calls for the creation of "a diverse mix of residential opportunities including affordable rental and market-rate housing, senior and multi-generational housing, and small lot townhome development". The project would provide ownership housing opportunities in support of this goal. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed Tentative Map Waiver allows the dwelling units currently under construction (PRJ-1078955) to be sold separately as condominiums. No other development is proposed with the mapping action. The units currently under construction (PRJ-1078955) were approved ministerially and comply with all applicable zoning and development regulations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

3. The site is physically suitable for the type and density of development.

The Tentative Map Waiver allows the dwelling units currently under construction (PRJ-1078955) to be sold separately as condominiums. It does not propose physical development; however, it is consistent with the Residential Medium High (30-44 dwelling units per acre) Community Plan designation. The site is served by all public utilities and local streets. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Tentative Map Waiver allows the dwelling units currently under construction to be sold separately as condominiums. No other development is proposed with this mapping action. The property is located in an existing, fully developed urban area with no environmentally sensitive lands in the vicinity. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Minor Land Division. This mapping action does not create new lots or facilitate any physical development beyond that which has already taken place. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

The Tentative Map Waiver allows the dwelling units currently approved and under construction (PRJ-1078955) to be sold separately as condominiums. The subdivision will not facilitate any physical development that has not already occurred. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The project is located on a private lot with no existing public easements, and where none are required by the Community Plan. Therefore, the design of the subdivision or the type of

improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The proposed Tentative Map Waiver allows the dwelling units currently under construction (PRJ-1078955) to be sold separately as condominiums. No other development is proposed with the mapping action. PRJ-1078955 was approved ministerially because it complies with all applicable zoning and development regulations. The proposed Tentative Map Waiver does not propose to modify that approval in any way, nor does it preclude future owners of the units from installing passive or natural heating and cooling in the future. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

Community Plan Policy P-LU-11 calls for a diverse mix of housing types and forms, consistent with allowable densities and urban design policies. The Tentative Map Waiver will allow four dwelling units to be offered for sale individually as condominiums, providing variety to the typical single dwelling unit housing type and implementing the Community Plan's Residential Land Use Policy. The site is served by all appropriate public services (including fire, police, medical, schools, public parks, and libraries), as well as necessary utilities such as electricity, water, and sewer that are adequate for the constructed development. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on these Findings adopted by the Hearing Officer, Map Waiver No. PMT-3317702 is hereby granted to 4004 Ohio Street LLC, a California Limited Liability Company, Owner, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
John Norris

Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 11004543

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. PMT-3317702
4004 OHIO STREET – PROJECT NO. PRJ-1123061
ADOPTED BY RESOLUTION NO. HO-25-028 ON JULY 9, 2025

GENERAL

1. This Map Waiver will expire July 23, 2028.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. Please note that if a tax bond is required, as indicated in the tax certificate, please make sure that it is paid or posted and submit evidence (e.g., filed bond letter or receipt from the Clerk of the Board) indicating the required tax bond amount has been paid or bonded.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. The City shall promptly notify the Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If the City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the Subdivider shall not thereafter be responsible for defending, indemnifying, or holding City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The subdivider shall construct/reconstruct the required public improvements per Right of Way permit under Project No. PRJ-1098702 and Construction Change under Project No. PRJ-1131373.
7. The subdivider shall submit a Deviation from Standard form for the existing curb ramp at the northwest corner of Ohio Street and Lincoln Avenue.
8. The subdivider shall submit a Construction Change to the Building Permit issued under Project No. PRJ-1078955 to convert the storage area accessed from Lincoln Avenue into a parking area.
9. The Subdivider shall obtain a plumbing permit for the installation of appropriate private backflow prevention device(s) (BFPDs) on each water service (domestic, fire and irrigation) in

ATTACHMENT 4

a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

10. The Subdivider shall prepare Conditions, Covenants, and Restrictions (CC&Rs) for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, is satisfactory to the City Engineer.
13. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

14. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Owner to violate any Federal, State, or City laws, ordinances, regulations, or policies, including but not limited to the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Owner makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Owner shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

ATTACHMENT 4

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of the development of private property, public facilities are damaged or removed, the Owner shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (SDMC Section 142.0607).

Internal Order No. 11004543



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 18, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004500

PROJECT NAME / NUMBER: 4004 Ohio Street / PRJ-1123061

COMMUNITY PLAN AREA: North Park

COUNCIL DISTRICT: 3

LOCATION: 4004 Ohio Street, San Diego CA 92104

PROJECT DESCRIPTION: Map Waiver to convert four residential units to condominium units that are currently under construction. The 0.07-acre site, located at 4004 Ohio Street, is zoned Residential – Multiple Unit (RM-3-7) and designated as Residential in the North Park Community Plan. The project is also located within the following overlays: Sustainable Development Areas, Complete Communities Housing Solutions, Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 3. **LEGAL DESCRIPTION:** THE EAST 60 FT OF LOTS 25 AND 26 IN BLOCK 164 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15315, Minor Land Divisions.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project meets the criteria set forth in CEQA Section 15315, Minor Land Divisions. The project would convert four residential units into for-sale condominiums, while staying in conformance with the General Plan and zoning. The project does not propose any variances or exceptions, all services and access to the proposed parcels to local standards are available, and the parcel was not involved in a division of a larger parcel within the previous 2 years. Furthermore, the developed parcel is relatively flat in an existing urbanized environment and does not exceed the average 20% slope criteria. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no

significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: John Norris
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 687-5988 / JNorris@sandiego.gov

On March 18, 2025 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (April 2, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 3/18/2025

REMOVED: 4/2/2025

POSTED BY: Leilani Phillips

FORM

DS-318

July 2024

Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

☐ **Development Permit:** _____

☐ **Subdivision Approval:** _____

☐ **Policy Approval:** _____

Project Title: _____ **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number: _____

Specify Form of Ownership/Legal Status (please check):

☐ Individual ☐ Partnership ☐ Corporation ☐ Limited Liability -or- ☐ General – What State? _____

Corporate Identification No.: _____ ☐ Trust - Date of Trust: _____

☐ City of San Diego/Asset Management Department: _____

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. On the second page of this form, please list the owner(s), the applicant(s), and other financially interested persons of the above-referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least 30 days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent*(Per [SDMC 5112.0102](#))*

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency
☐ City of San Diego/Asset Management Department*

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ No**(Signature within this section not required for City of San Diego/Asset Management Department)***Applicant ☐ Check if Same as Property Owner/Authorized Agent***(Per [SDMC 5112.0102](#))*

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ No**Other Financially Interested Persons ☐ Check if N/A**

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:


Signature:

Date:

Additional pages attached: ☐ Yes ☐ NoVisit our web site: sandiego.gov/DSD.

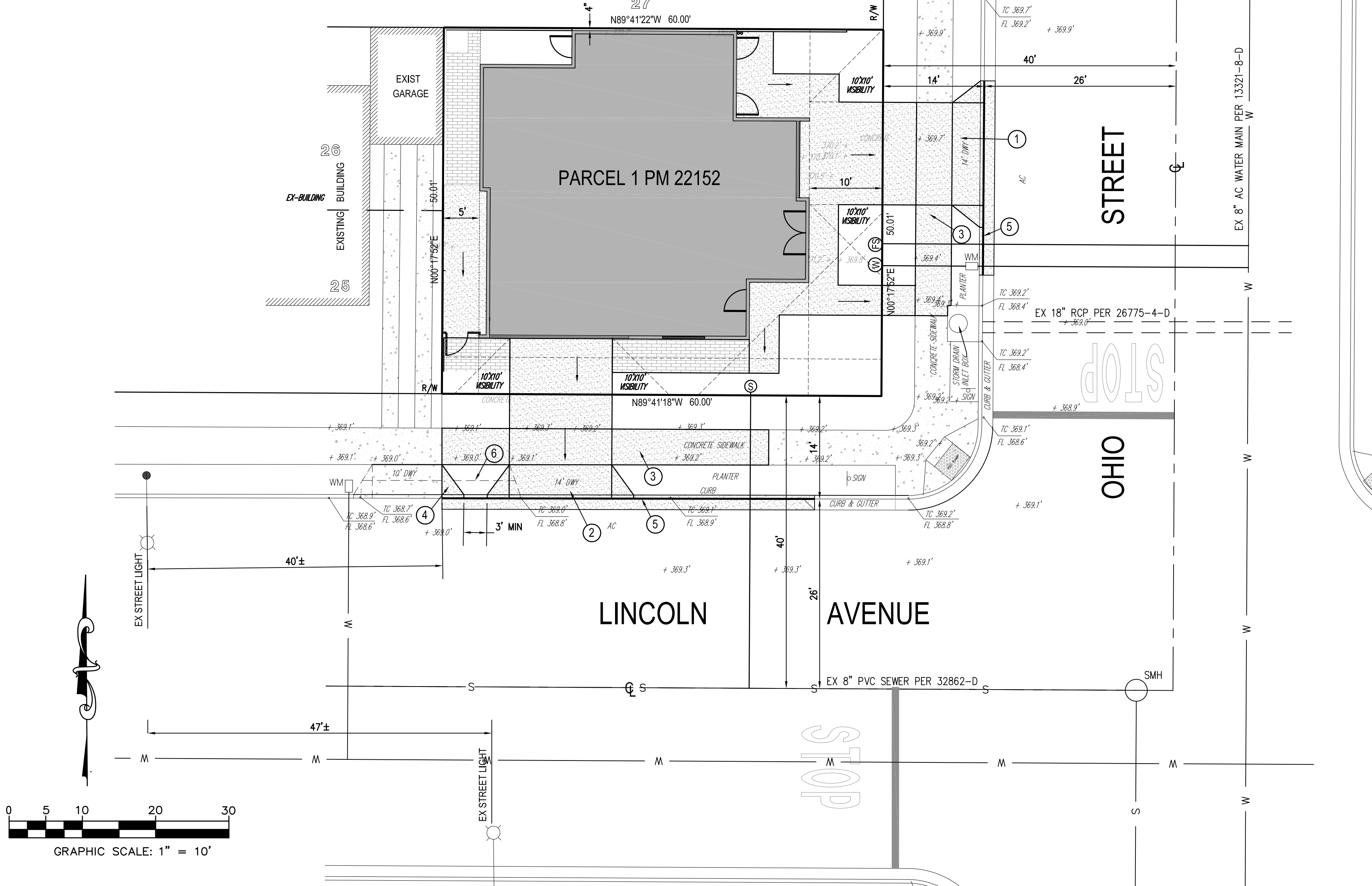
Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (07-24)

Page 3	City of San Diego • Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
	Project Name: Tentative Map Waiver 4004 Ohio St	Project Number: f PRJ-1123061	
Community: North Park			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> * Vote to Approve <input type="checkbox"/> * Vote to Approve with Conditions Listed Below <input type="checkbox"/> * Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> * Vote to Deny		Date of Vote: <input type="text" value="January 21, 2025"/>	
# of Members Yes 13	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations:			
<input type="checkbox"/> * No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Lynn Elliott			
TITLE: NPPC Chair		DATE: <input type="text" value="January 23, 2025"/>	

TENTATIVE MAP WAIVER NO.

UNIVERSITY HEIGHTS - D'HEMECOURT MAP - BK 8 PG 36 - BLOCK 164

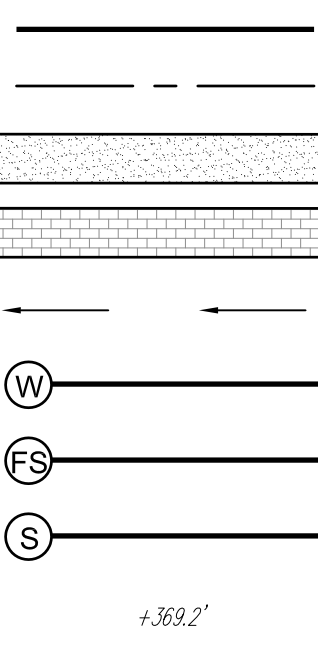


LEGEND

ITEM

- SUBDIVISION BOUNDARY
CENTERLINE
CONCRETE SURFACE
PAVERS SURFACE
DIRECTION OF DRAINAGE
1" WATER SERVICE WITH BFP
4" FIRE SERVICE WITH FDC/BFP
4" SEWER LATERAL WITH CLEANOUT
EXISTING ELEVATION
EXISTING STREET LIGHT

SYMBOL



ABBREVIATION:

- CL CENTER LINE
FF FINISH FLOOR
FL FLOW LINE
R/W RIGHT OF WAY
S SEWER MAIN
SMH SEWER MANHOLE
TC TOP OF CURB
W WATER MAIN

CONSTRUCTION NOTES:

- ① 14' WIDE DRIVEWAY SDG-160
② 14' WIDE DRIVEWAY SDG-160
③ SIDEWALK SDG-155
④ SAWCUT EXISTING DRIVEWAY AND CONSTRUCT NEW 3' FLARE TO MATCH IN KIND
⑤ 6" CURB & GUTTER SDG-151
⑥ REMOVE EXISTING SHARED DRIVEWAY

BMP NOTE:

SEE APPROVED BUILDING PERMIT PRJ-1078955

SITE ADDRESS:

4004 OHIO STREET
SAN DIEGO, CA 92104

GRADING NOTE:

NO GRADING IS BEING PROPOSED. BUILDING CURRENTLY UNDER CONSTRUCTION PER PRJ-1078955

EASEMENT NOTE:

NONE.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE 7.00' OFFSET LINE TO THE WESTERLY LINE OF OHIO STREET PER PARCEL MAP NO. 19957 AS SHOWN THEREON.

I.E. N0017°52'E

PREPARED BY:

K & S ENGINEERING, INC.
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
TEL: (619) 296-5565
scottv@ks-engr.com

SCOTT W. VAN SLYKE, LS 7661 03/01/25
DATE

K & S ENGINEERING, INC.
Planning . Engineering . Surveying
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

GENERAL NOTES:

- PUBLIC IMPROVEMENTS ARE PER CONSTRUCTION PLAN PRJ-1098702 GRADING & BUILDING PLANS PER PRJ-1078955
- NEW ELECTRICAL UTILITY SERVICES SHALL BE UNDERGROUND.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

MAPPING NOTES:

- THIS IS AN APPLICATION FOR A TENTATIVE MAP WAIVER TO WAIVE THE REQUIREMENTS TO FILE A TENTATIVE MAP AND FINAL MAP TO CREATE 4 RESIDENTIAL CONDOMINIUM UNITS THAT ARE UNDER CONSTRUCTION.
- A CERTIFICATE OF COMPLIANCE SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP WAIVER.
- THE SUBDIVIDER SHALL PREPARE CC&RS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.

CONDOMINIUM NOTE:

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 4.

TOTAL GROSS AREA:

3,000 SF (0.07 ACRES)

SITE DESIGN DATA:

EXISTING NUMBER OF LOTS IS: 1 PARKING REQUIRED: NONE
PROPOSED NUMBER OF LOTS IS: 1 PARKING PROVIDED: 1
TOTAL NUMBER OF BUILDINGS: 1
TOTAL NUMBER OF STORIES: 4 ABOVE GROUND
TOTAL NUMBER OF CONDOMINIUM UNITS: RESIDENTIAL: 4 LIVING AREA: 5,392 SF
UNIT 1: STUDIO
UNIT 2: 3 BEDROOMS
UNIT 3: 3 BEDROOMS
UNIT 4: 3 BEDROOMS

YEAR BUILT: UNDER CONSTRUCTION IN 2024 BUILDING PERMIT APPROVAL NO. PRJ-1078955

COORDINATES:

NAD 83 COORDINATES: 1852-6289
LAMBERT COORDINATES: 212-1729

EXISTING & PROPOSED USE:

EXISTING ONE SINGLE FAMILY DWELLING & PROPOSED 4 STORY WITH 4 RESIDENTIAL UNITS

EXISTING & PROPOSED ZONING:

RM-3-7
TRANSIT AREA
TRANSIT PRIORITY AREA (TPA)
PARKING STANDARDS TPA (PSTPA)

UTILITIES:

WATER: CITY OF SAN DIEGO UNDERGROUND
SEWER: CITY OF SAN DIEGO UNDERGROUND
ELECTRIC: SAN DIEGO GAS & ELECTRIC UNDERGROUND
GAS: SAN DIEGO GAS & ELECTRIC UNDERGROUND
TELEPHONE: PACIFIC BELL UNDERGROUND
CABLE: COX CABLE UNDERGROUND

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 22152, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 20, 2024.

ASSESSOR'S PARCEL NUMBER:

446-364-14-00

PRIOR PERMITS:

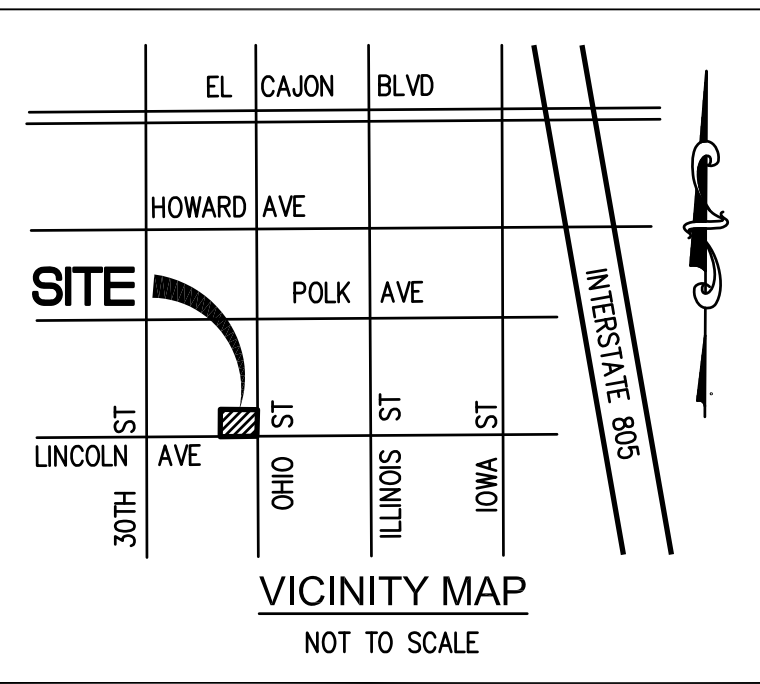
BUILDING PERMIT: PRJ-1078955
ROW PERMIT: PRJ-1098702

TYPICAL SECTION-LINCOLN AVENUE

NOT TO SCALE

TYPICAL SECTION-OHIO STREET

NOT TO SCALE



TOPOGRAPHY:

PREPARED BY CHRISTENSEN ENGINEERING & SURVEYING
DATED: 06/24/2022
7888 SILVERTON AVENUE, SUITE J
SAN DIEGO, CA 92126
TEL: (858) 271-9901

BENCH MARK

CITY OF SAN DIEGO BENCHMARK
DESCRIPTION: NW BRASS PLUG
LOCATION: OHIO STREET AND UNIVERSITY AVE
ELEVATION: 361.586
DATUM: MEAN SEA LEVEL (NGVD 1929)

OWNER

4004 OHIO STREET LLC,
C/O BAHMAN JALALI
700 W. HARBOR DR. #1901
SAN DIEGO, CA 92101
(858) 472-2444
bahmanja@gmail.com

BAHMAN JALALI 03/01/25
DATE

Prepared By:	Revision 14	
Name	Revision 13	
	Revision 12	
	Revision 11	
Address	Revision 10	
	Revision 9	
Phone	Revision 8	
	Revision 7	
	Revision 6	
	Revision 5	
	Revision 4	
	Revision 3	Feb 28, 2025 2nd Assessment response
	Revision 2	Jan. 15, 2025 1st Assessment response
	Revision 1	Oct. 04, 24- pre-screen
Project Address:	Original Date:	09/10/2024
Project Name:	Sheet	1 of 1
TPM No.:	PROJ. NO	PRJ-1123061
NAD83 COORDINATES:		
LAMBERT COORDINATES:		
Sheet Title:		TENTATIVE MAP WAIVER NO.